

Draft
Planning Board Minutes
Thursday January 12, 2006

Memorial Building
150 Concord Street, Public Hearing Room

Those present: Ann Welles, Vice Chairman, Sue Bernstein, and Carol Spack, Clerk. Andrea Carr-Evans arrived at 7:40 and Thomas Mahoney, Chairman, arrived at 9:00 pm. Also present: Jay Grande, MaryRuth Reynolds and Jessica Levengood.

(Ann will be acting chair until Tom arrives)

Meeting was called to order at 7:35 pm

I. Discussion ~ 26 Temple Street

In attendance were Hany Bandar, Victor Azer, Rick Salvo and Roger Traboulsy. Jay explained to the Board that the Building Department had some concerns as to whether this project triggered Planning Board review. The Board reviewed the site, discussing the trees that were removed and position of the building, and dimensional aspects of the lot. Jay stated that the Board needed to come to an agreement that this project would or would not trigger any of the Environmental by-laws (EC, ER or LC). After some discussion the Board agreed that this project did not trigger the erosion control by-law, but asked the applicant to work with them and provide restitution for the lost trees in the form of trees and planting. Also that the applicant should check their calculations to insure that they will not trigger the Land Clearing or Earth Removal By-laws either.

II. LID review with Donna Jacobs and Jessica Levengood

The Board received a broad overview of the LID By-Law current draft and heard from Subcommittee members Ann Welles and Andrea Carr-Evans as to the general issues surrounding the draft. Specifically, the thresholds were lowered and several exemptions were removed. Discussions with staff members from Planning & Economic Development, Conservation Commission, Engineering and Board of Health were helpful in determining some of these areas for the Subcommittee to devote attention to and to revise. Issues still outstanding are the benefit of keeping

1 the By-Law as a Special Permit vs. integrating as performance standards throughout
2 other permitting and review processes; and how best to capture ANRs. The Board
3 agreed to do a more thorough review of the By-Law on Tuesday, January 17, 2006, at
4 the Working Session.

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6 **III. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
7 **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**
8 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**
9 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**
10 **Community Health Center**

11 Paul Galvani, Zoila Feldman, Matt Assia and Peter McManus were present. The
12 Board reviewed and discussed the revised off-site improvements matrix. The Board
13 also reviewed and discussed the findings section in Doc# 68-06 Site Plan Review
14 draft decision. Changes and edits were made and will be ready for the Board's further
15 review at the next meeting. *Sue Bernstein moved to close the Public hearing for 380*
16 *Waverly Street. Carol Spack seconded the motion. The Vote was 3 in favor and 2*
17 *opposed (Tom and Ann). The Public hearing is closed.*
18 *The Board will continue their review of the decision on January 19, 2006 at 8:15*
19 *pm.*

20
21 *(Ann Welles moved to suspend the Framingham Planning Board's rules and*
22 *conduct business past midnight. Andrea Carr-Evans seconded the motion. The vote*
23 *was 5 in favor and 0 opposed.)*
24

25 **IV. Miscellaneous Administrative**

- 26 a. **IMO sign approval** ~ Derek Rubino and John Weldon presented the Board
27 with a sign proposal for the new IMO location in Shoppers World. The
28 Board didn't feel that either of the sign layouts as presented complies with
29 the sign criteria for Shoppers World. They also would not waive the number
30 of signs to allow for 3 signs on that building location. *Carol Spack moved to*
31 *authorize Jay and Sue to work off line to help the IMO representative bring*

the sign design into compliance. Ann Welles seconded the motion. The vote was 5 in favor and 0 opposed.

V. Meeting Adjournment

Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed. The meeting adjourned at 12:30 am.

Respectfully submitted,
Mary Reynolds
Recording Secretary

****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING BOARD MEETING OF MARCH 9, 2006.**

Thomas Mahoney, Chairman